

**LOWELL SCHOOL COMMITTEE**  
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**Facilities Subcommittee**

**Andre P. Descoteaux**  
**Vice-Chairperson**

**Thursday, March 11, 2021**  
**Zoom – Virtual Meeting**  
**6:00 p.m.**

**Hilary Clark**  
**Michael Dillon Jr.**  
**Jackie Doherty**  
**Connie A. Martin**

Subcommittee Members Present:	Chairperson Ms. Doherty, Mr. Descoteaux and Mr. Dillon
School Committee Members Present:	Ms. Clark and Ms. Martin
School Department Personnel Present:	Dr. James P. Hall, Chief Operating Officer Mr. Underwood, Director of Facilities Ms. Clancy, DPW Commissioner

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**This meeting is being held remotely in accordance with the Governor of Massachusetts' March 12, 2020 order suspending certain provisions of the Open Meeting Law G.L. 30A, Section 20.**

Chairperson Doherty called the meeting to order at 6:00 p.m. The purpose of the meeting was to review the following:

- Discussion and Consideration of Capital Plan Funds request and review of other potential projects (from original agenda).
- Plans to collaborate with the City re facility upgrades including controls for heat and HVAC and other priority projects.
- Review Space Availability by School to return to in-person learning:
  - With 6-Foot Distancing
  - With 4-Foot Distancing
  - Including and identifying the number of windowless rooms that would need air ventilation systems.

Chairperson Doherty asked Ms. Clancy to address the Subcommittee and to discuss the city's priority list that was provided to the Subcommittee. Ms. Clancy stated that the report was prepared recently and that the document addresses safety concerns that the city and schools share. She stated that there are \$30 million in concerns, but this list has been prioritized to \$2.5 million dollars. The School Department has slated \$1.9 million dollars to address these concerns. She stated that they also will be doing work at some of the Renaissance Schools. She stated that the list can be prioritized in many ways and that some of the work could be done by other funding sources. She stated that a \$100 million dollars is needed to maintain the schools for ten (10) years (\$10 million a year) and stated that a lot of their concerns deal with HVAC. The list containing the \$2.5 million dollars of concerns has been included with these minutes for reference.

Ms. Martin stated that she understood that the money needs to be used by June 30, 2021.

Dr. Hall stated he is looking into that.

Mr. Descoteaux stated that he is encouraged that there is a plan and asked if MSBA is involved in any of this.

Ms. Clancy stated that they didn't include boilers and roofs in the project and that the City will keep applying to MSBA for more opportunities. She also stated that roofs and boilers would be difficult to procure by June 30, 2021.

Mr. Dillon asked if there is money to fund this list or do we have to remove any parts of the list and suggested we try and find money, because he doesn't want to cut anything from the list.

Dr. Hall stated that money could be reallocated or the City could kick in .9 million or you could cut the list.

Ms. Doherty stated that the City has spent \$13.5 million and we could cut the \$850,000 asphalt project and one (1) other item.

Ms. Clancy stated that they could cut the items Ms. Doherty referenced and if there is a desire, the Committee could potentially move forward with the design of the two (2) larger projects and if more funding becomes available the district can move forward later.

Mr. Underwood agreed with all that has been stated and believes that the projects can be completed in a timely manner.

Ms. Clancy and Mr. Underwood both spoke about the collaborative effort between their two (2) departments.

Dr. Hall stated that he will send the list to Ms. Turner and inquire about being able to spend over \$5,000 on equipment and will get a decision.

Ms. Clancy continued and stated that they are working on all exhaust fans and that all classrooms have air purifiers and/or windows that can be opened which will be a great help in terms of ventilation.

Mr. Descoteaux asked if two (2) air purifiers would be helpful in the rooms.

Ms. Clancy stated that it's not necessary for the size of the room and that larger rooms do have two (2) air purifiers.

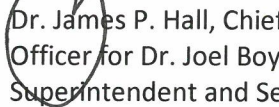
Ms. Doherty asked what we are looking at per school and how many seats. She also asked how many students can come back and what if we went to 4ft. She asked if that information will be provided to them on Wednesday. She also asked if the questionnaire has gone out to parents yet.

Mr. Descoteaux asked if the district will be providing PPE.

Mr. Underwood stated that we will provide PPE.

**Mr. Descoteaux made a motion to adjourn at 7:24 p.m.; seconded by Mr. Dillon. 3 yeas  
APPROVED**

Respectfully submitted,



Dr. James P. Hall, Chief Operating  
Officer for Dr. Joel Boyd,  
Superintendent and Secretary, Lowell  
School Committee

JPH/mes



**DPW Recommended Infrastructure Improvements/Repairs  
Summer 2021 Projects**

Date: 3.11.21

School(s)	Trade	Renaissance School (Y/N)	Description of Repair/Replacement Needed	Estimated Cost	Ease of Procurement/ Execution by Summer 2021	Next Steps Required to advance projects
District Wide	WINDOWS/DOORS	Y	Broken Window Replacement throughout the district (currently taped, lexan material, inoperable); and full window replacement at Cardinal O'Connell	\$200,000	Moderate	DPW and LPS to put together inventory of broken windows throughout the district. Procure through IFB bidding process, summer project
Murkland and Pawtucketville	WINDOWS/DOORS	N	Replace (6) exterior doors	\$20,000	Easy	Prepare specific scope and obtain 3 quotes prior to awarding work
District Wide	CONCRETE/SITE	Y	Misc. Concrete Sidewalk, Stairs, Ramps Repairs and Replacements	\$300,000	Easy	Prepare specific scope and procure through IFB bidding process, summer project
District Wide	MASONRY/ BUILDING EXTERIOR AND WALLS	Y	Exterior Building and Wall Brick Masonry Repairs and Repointing	\$225,000	Easy	Prepare specific scope and procure through IFB bidding process, summer project
Bartlett, Robinson, Stem, Sullivan, Wang	ASPHALT/SITE	Y	Mill and Overlay Asphalt Parking Lot and Driveways, asphalt sidewalks repairs, install 14 space parking lot at Stem	\$850,000	Difficult	Obtain quote to hire a designer to complete necessary stormwater mitigation measures required as part of the Engineering Dept Parking Lot Permit Application Process. Upon completion of design, procure a contractor through the IFB bidding process. Potential fall timeline depending on design process
Stoklosa	FIRE ALARM	Y	Fire Alarm Panel Replacement at Stoklosa	\$47,000	Easy	DPW is currently seeking 3 quotes, spring project
Cardinal O'Connell	HVAC	N	Replace Steam Radiator Controls	\$10,000	Easy	Prepare specific scope and obtain 3 quotes prior to awarding work
Reilly	HVAC	N	Replace Air Compressor at Reilly and 16 univents that are beyond ability to be repaired	\$168,000	Moderate	Prepare specific scope and procure through IFB bidding process, summer project
PyneArts	PLUMBING	N	Replace Water Heater	\$20,000	Easy	DPW to obtain 3 quotes to procure material and DPW to install
Leblanc	ADA	N	Replace Exterior Ramp and Stairs (Wood)	\$25,000	Easy	Prepare specific scope and obtain 3 quotes prior to awarding work
McAvinnue and McAuliffe	FLOORING	N	Remove compromised rubber flooring and replace with epoxy flooring	\$65,000	Easy	Prepare specific scope and procure through IFB bidding process, summer project
Wang	FLOORING	N	Theatre Flooring (Carpet) Installation	\$40,000	Easy	Prepare specific scope and obtain 3 quotes prior to awarding work
Reilly	PAINTING	N	Scrape, Prep, Paint Reilly Gym Ceiling (currently peeling and flaking onto gym floor)	\$30,000	Easy	Prepare specific scope and obtain 3 quotes prior to awarding work
Greenhalge	FLOORING/ PAINTING	Y	Prep and Paint exterior center plaza, elastomeric coating (3,000 SF)	\$75,000	Easy	Prepare specific scope and procure through IFB bidding process, summer project
Robinson	INTERIOR/ FLOORING/ PLUMBING	Y	Renote (2) bathrooms in gym area	\$45,000	Easy	DPW to assist with install of fixtures
Butler	INTERIOR	Y	Repair Broken Seats/Add railing	\$15,000	Easy	Prepare specific scope and obtain 3 quotes prior to awarding work
Pawtucketville	EXTERIOR SITE	N	Repair Broken Entry Columns	\$8,000	Easy	Prepare specific scope and obtain 3 quotes prior to awarding work
Bartlett, Robinson, Stem	INTERIOR	Y	Performing arts center improvements - LPS recommendation	\$360,000	Difficult	Prepare specific scope and procure through IFB bidding process, potential design need
<b>TOTAL:</b>				<b>\$2,503,000</b>	Notes: 1. Many other smaller projects <\$10,000 are not noted in this list and will be completed internally by DPW and in coordination with LPS 2. These costs are preliminary and for planning purposes. Actual construction costs might vary.	
<b>Other Infrastructure Planning Updates</b>				<b>\$</b>	<b>Status Updates</b>	
Total Long Term (10 year) Infrastructure Repair/Improvement Backlog				>\$100million		
Total Current Short Term (3 year) Infrastructure Repair/Improvement Backlog				>\$30million	This list is tracked between work orders, historical EMG reports, and other DPW and LPS observations of the building infrastructure	
Estimated HVAC Building Automated Controls Backlog				>\$10million	DPW and LPS are working together to prepare an RFP to hire a controls company to complete district wide existing conditions assessment and develop a 5-10 year masterplan replacement/upgrade proposal, including the development of a prioritization plan and associated costs. Also evaluate procurement vs. leasing of systems	

Estimated HVAC Building Mechanical (Boilers, AC, Ventilation units, unit venilators, etc) Backlog	~\$5million	DPW is coordinating with LPS to begin to prioritize this needed work and develop a multi-year masterplan to plan for replacement/repairs. Many of these projects require design and/or procurement through an IFB process, and in some cases the equipment has long lead time. The City continues to apply anually to the ARP Program for eligible boiler replacements
Estimated Roof Replacement/Repairs Backlog	~\$11million	DPW is nearing the completion of the roof replacements at the Bailey and Sullivan Schools and is about to issue an IFB for the replacement of the Freshman Academy roof this summer. The City continues to apply anually to the ARP Program for eligible boiler replacements